

NOTICE OF INTEREST

PROPERTY: THE PHILADELPHIA MEMORIAL U.S. ARMED FORCES RESERVE CENTER

LOCATION: 2838-98 WOODHAVEN ROAD, PHILADELPHIA, PA 19154

ORGANIZATIONAL PROFILE

1. **APPLICANT:** The City of Philadelphia – Department of Public Property is requesting the use of property located at 2838 – 98 Woodhaven Road, Philadelphia, PA 19154. The property currently houses the Philadelphia Memorial U.S. Armed Forces Reserve Center.
2. **ADDRESS:** City Hall, Room 790, Philadelphia, PA 19107 ; [REDACTED]
3. **CONTACT PERSON:** [REDACTED]
4. **AUTHORIZED LESSOR:** Joan Schlotterbeck, Public Property Commissioner, Attachment #1 - the City of Philadelphia Charter.
5. The City of Philadelphia is a political-subdivision of the Commonwealth of Pennsylvania and is therefore tax-exempt.
6. **ATTACHED DOCUMENT SHOWING LEGAL AUTHORITY TO HOLD /LEASE PROPERTY:** Attachment #1, City of Philadelphia Charter.

PROPOSED PROGRAM

1. PROPOSED PROPERTY USE:

The City of Philadelphia intends to utilize this facility, located at 2838-98 Woodhaven Rd., as a multi-purpose site housing the Police Training Academy, the 911 Training Center, a backup 911 call taking center, an Emergency Operations Center (EOC) and the back up location for operations of essential municipal services (EMS) in accordance with the City's Continuity of Government plan. Currently, these operations are scattered at various locations throughout the city.

The increased size of the facility, (approximately 80,000 square feet), in comparison with the combined 25,000 square footage of the main Academy building and Valor Hall, will have Police training as its primary and most significant function. The new location will permit the Police Department to consolidate both recruit and advanced training functions and the training of the City's 911 emergency call and dispatch personnel.

Instituting a centralized training facility would provide optimal capabilities for preparing both City and regional police officers for the challenges of modern law enforcement and would advance the Philadelphia Police Department's realization of its goal to become a Regional Training Center.

In addition to its training function, the facility would be equipped as a backup Emergency Operations Center and would afford alternate space for the operations of essential services of City departments should their primary locations become unavailable due to the threat or occurrence of terrorism or any natural/manmade disaster.

The City's Emergency Operations Center (EOC) currently occupies 2,400 square feet of space in the basement of the Fire Administration Building at 3rd and Spring Garden Sts. in Philadelphia. The role of the EOC is to manage emergency operations throughout the City of Philadelphia in the event of a major threat or disaster. In accordance with this intent, the City will establish an alternate 911 call center within the Woodhaven location. Should communications be somehow destroyed within Center City, an alternate location in northeast Philadelphia would prove invaluable. It is anticipated that 12,000 square feet will be necessary for such an operation. In addition, the facility would be utilized to house other essential municipal operations in the event of the need. The classrooms and offices of the facility would have the ability to be temporary office space should offices within central Philadelphia be closed in emergency situations.

2. ASSESSMENT OF NEED FOR THE PROGRAM

The Police Training Academy is currently utilizing 25,000 square feet of classroom and office space. Operations at the Training Academy beyond the scope of the aforementioned classrooms and offices include the Ordnance Disposal Unit, Accident Prevention Unit, Driver Training, Strategic Intervention Tactical Enforcement Unit (SITE), Recruitment Unit, Firearms Training and the Canine Unit. These units operate from within aging trailers and makeshift offices on the Academy grounds occupying a total of 65,000 square feet in conjunction with the two main Academy buildings. The age and condition of the outlying structures create a strong need for larger accommodations. The Ordnance Disposal Unit recently lost their gymnasium/locker room space when the trailer housing it was condemned. The newly formed, SITE Unit has taken over the last bit of open space in the Academy – the library. Other recruit or training related units are currently housed off premises due to the unavailability of space.

With the acquisition of a facility the size of the Woodhaven Road facility, the Police Department can consolidate the recruit and training operations of the Department. Units such as Advanced Training and 911 training would be on premises eliminating the need for off site classrooms now housed at 990 Spring Garden Street.

Lastly, the two vacated main buildings on the Academy grounds would be used to house tactical operations of SWAT (Special Weapons and Tactics) currently located at 660 E. Erie Ave. and the Ordnance Disposal Unit, currently located at the Academy. The joint training of officers in each of these units would be extremely beneficial as oftentimes both units are called to the same crime scene or incident.

3a. THE NEED TO EXPAND EXISTING FACILITIES.

The Police Training Bureau is responsible for training an average of 600 police officer recruits annually while providing state mandated MPOETC (Municipal Police Officer Education and Training Commission) training for nearly 6500 sworn officers. The Academy's current 25,000 sq feet of usable classroom space is inadequate to provide the highest possible standard of training. The eight usable classrooms are insufficient in number and inadequate in size, requiring extensive coordination resulting in decreased training efficiency. This situation is further complicated by the classrooms' close proximity to an active firing range, with constant disruptions to instructors, recruits and their curriculum.

Inadequate auditorium and meeting rooms at the Police Training Bureau necessitates that the training gymnasium must double as an auditorium for weekly command meetings, special events and ceremonies. The gymnasium's primary capacity as a PTB facility has been severely challenged due to the doubling of physical training requirements mandated over ten years ago. There has been no corresponding increase in the size of the gymnasium or availability of a larger auditorium/gymnasium to accommodate the new mandate.

Functioning as a regional training center for surrounding counties, municipalities and boroughs, SEPTA Police, and local university police personnel, the Academy complex lacks space to keep up with the on going demand to train as many local regional police officers as possible. At times, size restrictions require this department to limit or decline outside requests for training.

Recent developments have also impinged on the Academy's ability to pursue its objectives. A portion of the Ordnance Disposal building was recently condemned by the City, displacing officers of the Bomb Squad Unit and further exacerbating existing crowded conditions. This year's formation of the new Strategic Intervention Tactical Enforcement (SITE) unit required locating the SITE unit to the last available administrative office space at the Academy, the library. The once shelved books which are vital as training resources to all are now boxed bulk storage. The former library ceases to exist and now functions as the administrative office for SITE.

Future plans include the need to design and build a new Ordnance Disposal building large enough to accommodate the displaced Bomb squad unit officers with enough space to include the PPD S.W.A.T. Unit. The City's foreseeable Capital Budget is unlikely to provide sufficient funding to construct this necessary facility. In addition to the above, and in the attempt to eliminate duplication of services, the Department has always planned to consolidate the Advanced Training sections, mandated for sworn personnel, with the existing functions currently afforded to entry-level recruits.

3b. EXPANSION OF SERVICES

Securing a larger and more training friendly facility would have a tremendous positive impact on the department's ability to expand police training to additional neighboring municipal Police Departments without limitations or restrictions.

Additionally, superior recruit and advanced training could be more easily achieved with expanded facilities. Recently, the State approved the award of \$5 million each over the next three years to fund "Police on Patrol" which would support the addition of 100 officers to our sworn total. In concert, the City authorized an increased operating budget that would provide for an additional one hundred (100) officers. Together, in a short period of time, the PPD officer population could increase by 200 officers to a total position level of 6,624.

A secondary off-site 911 emergency response call center would be funded and installed at this location as a safeguard in the event of a possible catastrophic system failure resulting from either terrorist attacks or natural disasters shutting down our existing center city 911 call center.

3c. THE NEED FOR THE PROPOSED PROGRAM IS A RESULT OF THE REQUIREMENT TO MEET OR COMPLY WITH ESTABLISHED STATE STANDARDS.

A decade ago, the police recruit curriculum required only 800 training hours, today it is 1000 training hours, the equivalent of eight months. During the same time period, the physical training curriculum increased by 100%, from 32 hours of training exercise to 64, with a doubling of defensive tactics from 10 to 20 hours. When these mandated increases in training were implemented, no subsequent increase in additional training facilities at the Academy occurred. Today, utilization of the gymnasium/auditorium and the eight classrooms available for instructional training has been severely taxed, a condition that continues to present scheduling difficulties.

3d. THE CITY DOES NOT CURRENTLY POSSESS REAL ESTATE SUITABLE FOR THE PROPOSED PROGRAM.

The need to upgrade and expand the Police Academy was recommended as early as 20 years ago in a professionally prepared study. To date, the recommendation has not been implemented for reasons of budget constraints. The City of Philadelphia currently owns no properties capable of accommodating the uses associated with the Academy functions.

4. TIME REQUIREMENT

The City anticipates a minimal amount of time to redevelop the property before occupying the facility since much of the proposed program use is in accordance with the current utilization of the building. The Department anticipates moving the training operations to the facility immediately while alterations for the 911 Backup Center and the Emergency Operations Center will be on-going.